

A Resolution to accept the rate and term of the exemption proposed under Arlington Crossing Incentive District TIF by the City of Upper Arlington

WHEREAS, Ohio Revised Code Sections 5709.40, 5709.42 and 5709.43 (collectively, the "TIF Statute") provide that a municipality may create an incentive district for parcels of real property located in a municipality, and declare improvements, which are defined in the TIF Statute as the increase in the assessed value of any real property that would first appear on the tax list and duplicate of real and public utility property after the effective date of an ordinance adopted pursuant to the TIF Statute were it not for the exemption granted by that ordinance to such parcels of real property located in such incentive district, to be a public purpose; and

WHEREAS, in connection with the creation of such incentive districts a municipality may grant a real property tax exemption, as permitted under TIF Statute, and require that the owners, including any future owners of the parcels make service payments in lieu of taxes to be used for the construction of public infrastructure improvements, as defined in the TIF Statute; and

WHEREAS, pursuant to Ohio Revised Code Sections 5709.40(c), the City Council of Upper Arlington (the "City"), Ohio desires to create an incentive district consisting of the parcels of real property comprising the Arlington Crossing Development (a residential project) to be known as the Arlington Crossing Incentive District; and

WHEREAS, pursuant to and in the manner prescribed by the Ohio Revised Code Section 5709.40(E)(1), the City has delivered notice to the Board of County Commissioners of Franklin County, Ohio, stating the City's intent to adopt an ordinance creating the Arlington Crossing Incentive District TIF; and

WHEREAS, that the proposed Arlington Crossing Incentive District TIF has been structured to take in the least amount of property necessary – 1 acre of the City's 6,188 acres and that the Upper Arlington School District will receive 100% of the real property taxes due to it; and,

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WHEREAS, that Upper Arlington developed a Master Plan in 2001 and Zoning Ordinances in 2003 and is one of the signatories to the Central Ohio Green Pact (along with Franklin County Commissioners) and has pledged to incorporate new urban design principles, multimodal access, and environmental sustainable development principles in the planning of the Kingsdale area in keeping with the Franklin County Commissioners' environmental policy resolution 683-06; and,

WHEREAS, that the proposed Arlington Crossing Incentive District TIF will provide a long-term, viable, financial contribution to public infrastructure used by all citizens of Franklin County;

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Franklin County, Ohio, with all members thereof concurring:

1. That the Board does not object to the creation of the Arlington Crossing Incentive District TIF with an exemption rate of 100% and a term of 30-years.
2. That the Board recognizes the project to be an appropriate redevelopment of the property that will foster the opportunity to create 400 new jobs, generate additional property tax and sales tax, and speed the future redevelopment of the adjacent Kingsdale area.